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U.S. BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA

UNITED STATES BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA

IN RE:) Case No. 99-02487 B
)
DIXSON, Vera Craven) Chapter 13
SSN: 251-80-9814)
Debtor)

TO: Joy S. Goodwin, Esquire Chapter 13 Trustee P.O. Box 2066, Columbia, SC 29202 and All Creditors and Parties in Interest listed on the attached Mailing List

**NOTICE AND APPLICATION OF SALE OF PROPERTY
FREE AND CLEAR OF LIENS**

YOU ARE HEREBY NOTIFIED that the Debtor is applying for approval to sell the property of the debtor's estate described below free and clear of all liens and encumbrances according to the terms and conditions stated below.

TAKE FURTHER NOTICE that any response, return and/or objection to this application should be filed with the Clerk of the Bankruptcy Court no later than 20 days from service of motion/application and a copy simultaneously served on all parties in interest.

TAKE FURTHER NOTICE that no hearing will be held on this application unless a response, return and/or objection is timely filed and served in which case the Court will conduct a hearing on December 11, 2002 at 1:30 P.M., at 145 King Street, Room 225, Charleston, South Carolina. No further notice of this hearing will be given.

TYPE OF SALE: private

PROPERTY TO BE SOLD: 3451 Cynthia Avenue, Johns Island, SC 29455

PRICE: \$85,000.00

APPRAISAL VALUE: \$87,000.00

BUYER: Marty W. Gavin, Debtor's Son-In-Law

PLACE AND TIME OF SALE: Buyers choice

SALES AGENT/AUCTIONEER/BROKER: Carla Anderson, Candy Ryan Mortgage Co.

COMPENSATION TO SALES AGENT/AUCTIONEER/BROKER/ETC.: Attorney Fees of \$200 for preparation of this Application

ESTIMATED TRUSTEE'S COMMISSION ON SALE: None

LIENS/MORTGAGES/SECURITY INTERESTS ENCUMBERING PROPERTY: Citifinancial,
1st and 2nd mortgages
Estimated payoff \$70,000.00
Charleston County real property taxes

DEBTOR'S EXEMPTION: \$5,000.00

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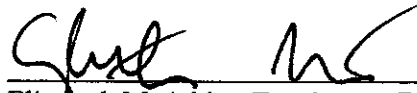
PROCEEDS ESTIMATED TO BE PAID TO ESTATE: None

Applicant is informed and believes that it would be in the best interest of the estate to sell said property by private sale. Applicant also believes that the funds to be recovered for the estate from the said property justify its sale and the filing of this application.

The Court may consider additional offers at any hearing held on this notice and application for sale. The Court may order at any hearing that the property be sold to another party on equivalent or more favorable terms.

The trustee or debtor in possession, as applicable, may seek sanctions or other similar relief against any party filing a spurious objecting to this notice

WHEREFORE, applicant requests the Court issue an order authorizing sale of said property and such other and further relief as may be proper.



Elizabeth M. Atkins, Esquire DCID 4436
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Telephone: (843) 763-0333

Charleston, South Carolina

DATE: NOV - 8 2002

CERTIFICATE OF MAILING

I hereby certify that a copy of the foregoing Notice and Application of Sale of Property was served on Joy S. Goodwin, Chapter 13 Trustee, P.O. Box 2066, Columbia, SC 29202 and all Creditors on the attached mailing list on this 8 day of Nov, 2002.

